

**APRIL 20, 2010 REVIEW OF
APRIL 13, 2010
FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING**

Call to Order: 9:00 AM Meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; Ida Light, BOE Member; and George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

First Appointment: 9:10 AM Candy Fazakerly, CG Homes LLC **6091-89-1874-000**. She stated that she paid less than the County's assessment (almost \$150,000 less) in December 2009. This is another case of the sale being after the cutoff date, but the homes on this piece of land are in rough condition, especially the second homesite. They are well tended on the outside but bare minimum inside. **Reduce 1st homesite to \$225,000 and 2nd to \$125,000 and make the 1.39 residual acreage \$30,000 an acre. On 1st dwelling, change factor back to a C and make effective year 1975. On 2nd dwelling, make condition FAIR and effective year 1948.**

Second Appointment: 10:00 AM Phone Hearing. Teresa McCracken **7920-56-6066-000**. She stated that the only type of septic for this parcel was an alternate system. Also after her husband died in 2004 they had an appraisal done and it was \$180,000. The property is pie shaped and this might affect the value. **Reduce by 15% SHPE on the 9 acre residual land.**

Third Appointment: 10:20 AM Phone Hearing. Carroll Brian Daniel **7932-90-2644-000**. He stated that he felt the value of the dwelling was too high as it had not been maintained during the last 20 years. When they acquired it in 2007, they stabilized the building but this required gutting the house so it is unlivable in this condition. The year built should be changed to 1870 and the condition and effective year can be changed to reflect the lack of interior. **Reduce by pulling the 4.93 acres in flood plain, and then the 5.43 residual acreage would have only 10% TOPO. Change dwelling factor back to C, condition POOR, year built 1870 and effective year 1950. This should reflect the actual condition of the building.**

Fourth Appointment: 10:35 AM Phone Hearing. Andrew Weissman **6962-53-5643-000**. He stated that he had an appraisal done in order to refinance and it came in almost \$200,000 less than the county's 2010 assessment. The parcels here are all wooded and his neighbors' residual acreage is less than his. **Reduce by making the 42.54 wooded acres \$8,000 an acre to match neighbors.**

Other Business: 10:50 A.M. until 11:50 AM Review March 25th Hearing and The Rohrbaugh's from March 4th (4:25 P.M. John and Jeanette Rohrbaugh **7911-93-6032-000**. They stated that the whole 15.88 acre parcel with 1,016 permanent storage units had increased in value almost \$900,000 over the 2006 assessment. The land is Industrial and they have appraised at \$100,000 an acre and it isn't on a major road. The previous Industrial land in Warrenton was only assessed at \$50,000 an acre on business Rt. 29. The storage buildings seem to have no depreciation for being at least 4 years older and probably older than that.) **Reduce industrial acreage to \$55,000 an acre to match neighbors. (See March 4, March 30 and April 13, 2010).**

Fifth Appointment: 11:50 AM Mimi Davenport **6033-25-0472-000 & 6033-06-6168-000**. She stated that both these properties were very steep and 6033-25-0472 had no access. She felt the County's current assessed value did not reflect these conditions. **Reduce 6033-06-6168 with 30% TOPO on the homesite and 50.52 acre residue. On 6033-25-0472 reduce all land by 20% LACC & 20% TOPO.**

Motion is Made to Adjourn: Meeting adjourned at 12:25 P.M.

Submitted by: Madeline A. Simmons, Secretary, April 19, 2010

Approved as amended April 20, 2010

Reviewed April 20, 2010

Submitted by: Madeline A. Simmons, Secretary, April 21, 2010